



# OAKS



CREWE ROAD, MANCHESTER M23 9BE

METROLINK • MOTORWAY • AIRPORT

**101**  
THE  
OAKS

**10,290 SQ. FT.**  
**Self Contained 2 Storey Building**

**102**  
THE  
OAKS

**2,701 - 5,045 SQ. FT.**  
**Ground Floor**



Easy Motorway Access



Attractive Environment



On-site Car Parking



24/7 Site Access

# 101 THE OAKS

101 The Oaks is a 2 storey self-contained building which is suitable for office, medical or other uses subject to planning. It has AC and raised floors with large windows providing lots of natural light.

A dedicated reception area

Full access raised floors

Gas central heating

Suspended ceilings

8 Person passenger lift

Access control providing 24/7 access to the building

Significant onsite parking with EV Charging

Entrance barrier and secure on-site car park



## WHOLE BUILDING ACCOMMODATION

	sq ft	sq m
101 Oaks	10,290	955

# 102 THE OAKS

Benefitting from recent investment, 102 The Oaks has a bright and airy reception area with the available work space located on the ground floor.

A dedicated reception area

Full access raised floors

Gas central heating

Suspended ceilings

8 Person passenger lift

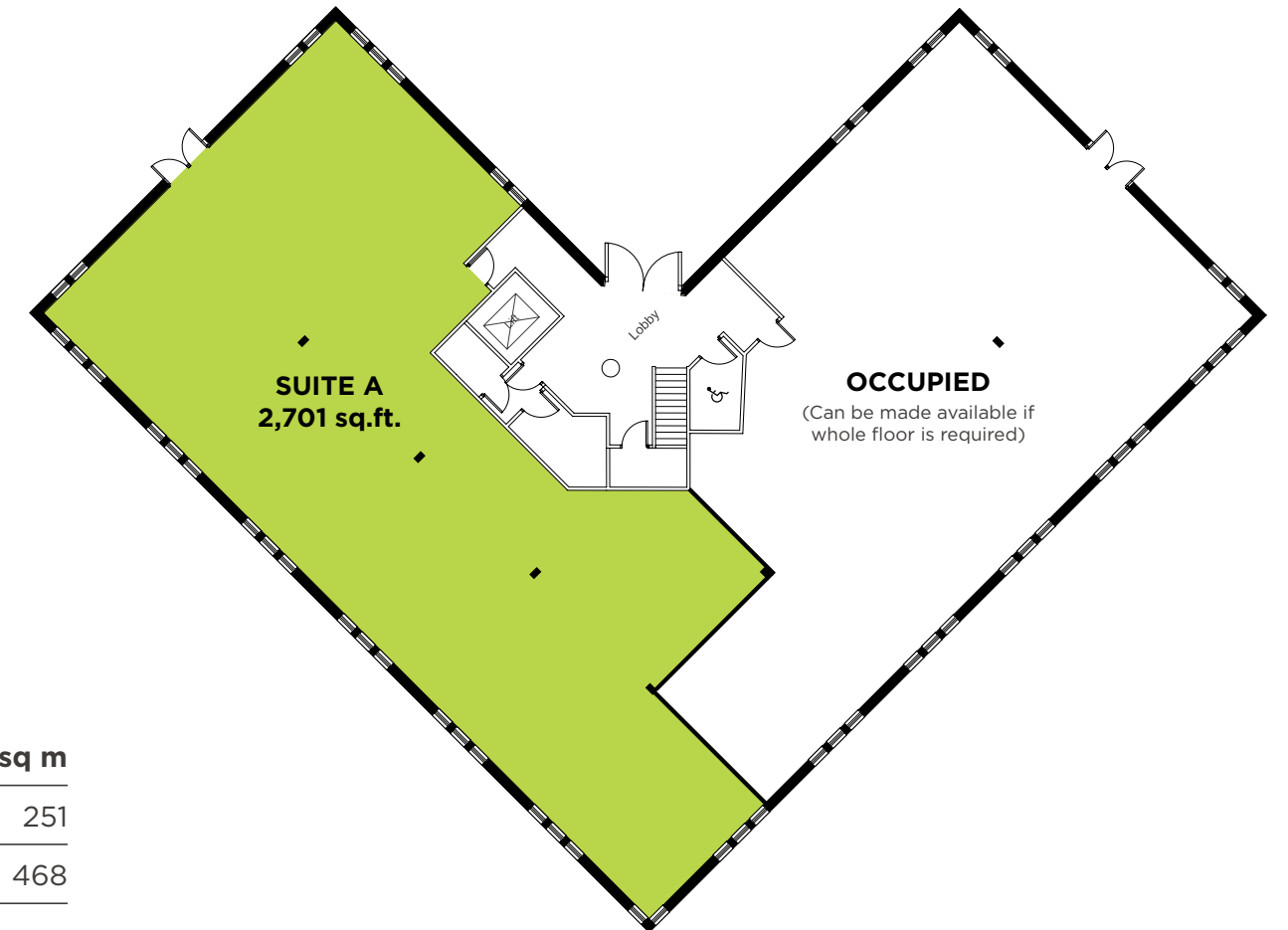
Access control providing 24/7 access to the building

Significant onsite parking

Entrance barrier and secure on-site car park

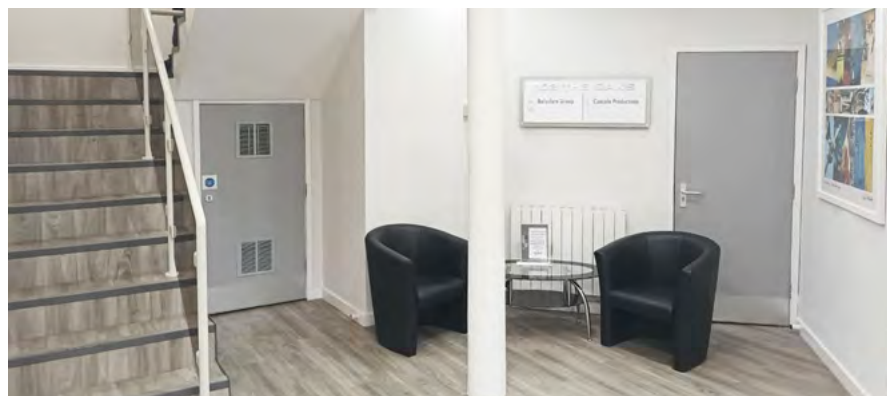
## GROUND FLOOR ACCOMMODATION

Ground Floor	sq ft	sq m
Suite A	2,701	251
Suite A & B	5,045	468





The Oaks Business Park comprises of buildings 101 and 102, both providing high quality office space and extensive car parking within a barrier controlled, landscaped environment.



The shared amenities in the property have recently been refurbished and alongside the usual toilet provisions are disabled facilities and access via lift to the first floor if needed. The ground floor reception provides a welcoming area for visitors within a modern and bright environment.

A key feature of the property is the significant level of on-site car parking available located immediately around the property.



Ideal for businesses looking for an **easily accessible** workplace



SATNAV REF  
**M23 9BE**



The Oaks Business Park is conveniently located in South Manchester, 7 miles south of the city centre and close to motorway and Metrolink connections, ideal for businesses looking for an easily accessible work base.

The property is a 3 minute walk from Moor Road Metrolink station offering direct links to Manchester Airport and Manchester city centre and is 8 minute walk to Altrincham Road which provides a number of bus services to Altrincham and Stockport.

Junction 3 of the M56 and junction 5 of the M60 motorways are both situated a 5 minute drive meaning The Oaks Business Park is easily accessible for visitors and employees alike.



- Chorlton **20 mins**
- Manchester Airport **20 mins**
- Sale Town Centre **35 mins**
- Manchester City Centre **40 mins**



- M56 **5 mins**
- M60 **5 mins**
- MediPark **7 mins**
- Manchester Airport **10 mins**
- Altrincham Town Centre **11 mins**
- Sale Town Centre **12 mins**
- Manchester City Centre **20 mins**



- Metrolink Station **3 mins**
- Bus Stops **8 mins**
- Tesco Extra **12 mins**

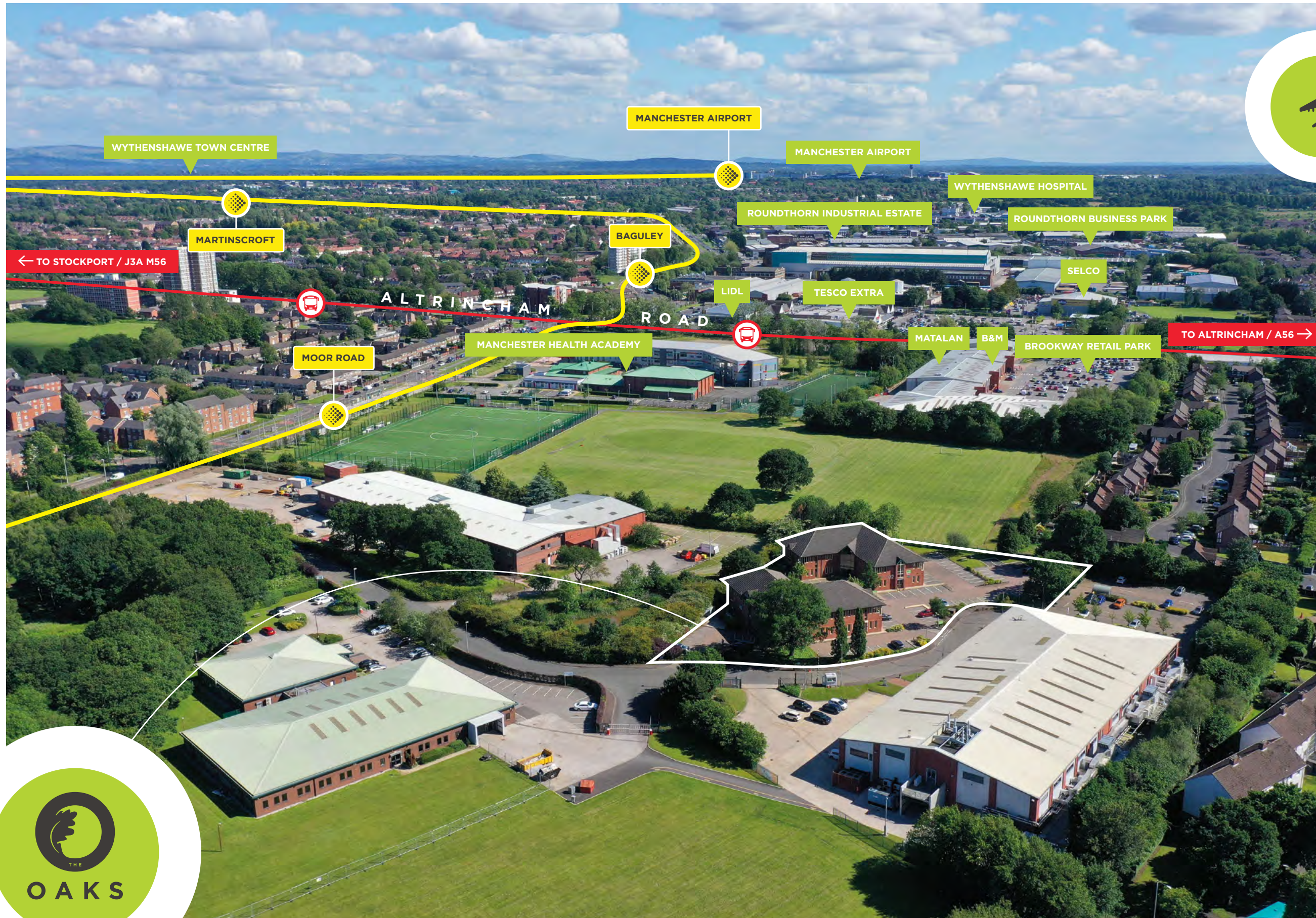
**7** miles south of the **city centre**

**3** minute walk from **Moor Road Metrolink**

**8** minute walk to Altrincham Road **bus services**

**5** minute drive to **J3 & J5 of the M60**





**4**

miles to Manchester Airport



The UK's second largest airport, serving over **225 destinations** worldwide is just a **10 minute drive** away



**LOCAL AMENITIES**

Nearby amenity includes ample retail provision with Tesco, Lidl, Aldi and the local Post Office & convenience store all within walking distance. Wythenshawe Town Centre together with the abundant amenities of Altrincham & Sale Town Centres are within a 10 minute drive, as are all the facilities provided at Manchester Airport.

**12**

minute walk to local amenities





OAKS

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